WARRANTY DEED

Karen Johnson Davidson County
Batch# 578100 DEEDWARR
02/25/2021 09:33:30 AM 2 pgs
Fees: $13.00 Taxes: $958.30
20210225-0023608

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 259,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 10-20-2024

(Affix Seal)

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fletcher V Powell, Jr. and Melissa Powell	Fletcher and Melissa Powell	
8948 Sawyer Brown Road	**115 Young Drive**	**142090H01200CO**
Nashville, TN 37221	**Smyrna, TN 37167**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Amir Begovic, an Unmarried Man and Nermin Begovic, an Unmarried Man,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Fletcher V Powell, Jr., and Melissa Powell, Husband and Wife,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 8948 Sawyer Brown Road, Nashville, Nashville, TN 37221. Said property is being described as follows:

Land in Davidson County, Tennessee, being Unit No. 8948, together with the carport designated No. 8948-C, on the Plan of River Plantation, Phase I, Section IX, of record in Plat Book 7900, Page 98, Corrected in Book 8123, Page 692, Register's Office for Davidson County, Tennessee, to which plane reference is hereby made for a more complete description of such unit, together with the appurtenant interest in the common elements of River Plantation Section Nine Phase I, a horizontal property regime established by Master Deed and By-Laws of record in Book 8061, Page 341, amended in Book 9326, Page 713, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amir Begovic and Nermin Begovic, both Unmarried by Warranty Deed from Tony W. McVay, an Unmarried Man dated 10/25/2013 and filed for record on 10/28/2013 of record in Instrument No. 20131028-0111941, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **8948 Sawyer Brown Road, Nashville, TN 37221**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of February, 2021.

Witness our hands this 19th day of February, 2021.

Amir Begovic
Amir Begovic

Begovic Nermin
Nermin Begovic

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amir Begovic and Nermin Begovic** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2021.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-21